



MAYOR AND COUNCIL AGENDA

NO. *13A*

DEPT.: / City Clerk's Office

DATE: October 25, 2004

ACTION: Approval of Minutes

Meeting No 45-04, September 12, 2004

Meeting No. 46-04, September 20, 2004

Meeting No. 48-04, October 4, 2004

Meeting No. 50-04, October 11, 2004

ACTION STATUS:

FOR THE MEETING OF: 11/01/04

INTRODUCED

PUB. HEARING

INSTRUCTIONS

APPROVED

EFFECTIVE

ROCKVILLE CITY CODE,

CHAPTER

SECTION

☒ **CONSENT AGENDA**

RECOMMENDATION:

IMPACT: ☐ Environmental ☐ Fiscal ☐ Neighborhood ☐ Other:

BACKGROUND:

PREPARED BY:

Clarence J. Furukawa

October 25, 2004
Date

LIST OF ATTACHMENTS: Blue copies of minutes reflecting changes made by the Mayor and Council and the City Attorney



MAYOR AND COUNCIL AGENDA

NO. 133

DEPT.: Recreation and Parks

DATE: October 21, 2004

ACTION: Award of Bid #72-04
TO: Patriot Group Contractors, Inc.
OF: Beltsville, MD
AMOUNT: \$1,611,777
FOR: Renovations and Improvements to
Rockville City Hall

ACTION STATUS:
FOR THE MEETING OF: 11/1/04
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☒ **CONSENT AGENDA**

RECOMMENDATION: Staff recommends re-award of Bid #72-04 Patriot Group Contractors, Inc., of Beltsville, MD, in the amount of \$1,611,777, for renovations and improvements to Rockville City Hall. Staff recommends that none of the add alternates be awarded.

IMPACT: ☐ Environmental ☒ Fiscal ☐ Neighborhood ☒ Other:

Fiscal: Funding is approved in the Capital Improvements Program, Project #420-900-9B91.

Neighborhood: The only changes to the exterior of the City Hall building will be the addition of a fire egress stair on the west side of the building, and a small addition to the 3rd floor space above the atrium entrance door to the 2nd floor. There will be no additional staff assigned to work at City Hall as a result of this project, so parking capacity and traffic will not be affected.

Other – Code Compliance: In addition to providing needed additional workspace for employees, and expanded meeting rooms, this project will correct ADA and life-safety code problems with the existing building, including the construction of a new fire stair from level 3 on the south side of the building, installation of fire sprinklers in areas not now covered, enclosure of the atrium, and improvements to bathrooms and other areas to comply with ADA standards.

BACKGROUND: Bids were mailed to a total of 105 contractors, 9 of which are located in Rockville. In addition, the bid was advertised in Blue Report, Bid Net, and Construction Market Data. Bidders were required to be pre-qualified, based on (1) previous project experience, (2) experience of principals, (3) capacity to meet scheduling requirements, and (4) financial soundness. Seven firms, none of which is located in Rockville, submitted Qualification Packages. These proposals were rated by a committee consisting of City staff and the project architect team. All seven firms were rated as qualified to participate in the second phase of the procurement process, in which each firm received bid documents and was requested to submit a priced proposal. Six bids were received as follows:

<u>Contractor</u>	<u>Location</u>	<u>Base Bid</u>	<u>Alt. 1*</u>	<u>Alt 2*</u>	<u>Alt 3*</u>
Bob Porter Co., Inc.	Woodbine, MD.	\$1,442,977	\$25,000	\$3,900	\$35,000
Patriot Group Cont., Inc.	Beltsville, MD	\$1,611,777	\$26,000	\$4,000	\$30,000
The Warren-Young Group, Inc.	Gaithersburg, MD	\$1,628,766	\$23,000	\$30 each	\$23,500
Coakley-Williams Cont., Inc.	Gaithersburg, MD	\$1,698,000	\$36,000	\$5,000	\$33,000
Sigal Construction Corp.	Washington, D.C.	\$1,980,000	\$20,000	\$6,000	\$20,000
The J.G. Garcete Co., Inc.	Washington, D.C.	\$1,989,000	\$29,500	\$10,000	\$35,000

*Add Alternate #1: Replace existing skylight over atrium area.

Add Alternate #2: Provide corner guards.

Add Alternate #3: Wood paneling in lobby.

NOTE: This contract was originally awarded to Bob Porter Co., Inc. of Woodbine, MD. The contract with Bob Porter Co. was terminated by the City for default. The City's Purchasing Ordinance and the specifications for this project allow for award to the second-low bidder in this circumstance. The City will receive a small credit from Patriot Group, Inc. for the work completed by Bob Porter Co.

Project Description: This project will provide renovations and improvements to Rockville City Hall, including necessary life-safety code and ADA compliance upgrades, as follows:

- A. Construction of a new exterior fire egress stair from level 3, south side of building, and limited adjacent office renovations to bring the building into life safety code compliance. Installation of sprinklers in the Mayor and Council Chambers and other areas not now covered.
- B. On level 3, the work includes the infill of the existing interior atrium space, the construction of a new communicating staircase between levels 3 & 2, construction of a new reception desk and public meeting rooms, the relocation of the existing TV studio to a location adjacent to the Mayor and Council Chambers; renovations to the Finance and Information Technology Departments, and ADA-renovations to the bathrooms adjacent to the Information Technology Department.
- C. On level 2, the work includes renovations to the Personnel, Community Planning and Development Services, and Public Works Departments; construction of public meeting rooms, and relocation/ADA-renovations to the bathrooms located adjacent to CPDS.

The project will be constructed in three major phases over a period of approximately 15 months. While work is done on department workspaces, staff will be relocated to temporary offices. Parking spaces on the south side of the building will be temporarily blocked to provide a construction staging area. Some staff will be assigned to park off site during the construction period. Mayor and Council, visitor, handicap and carpool parking spaces will be maintained at current levels throughout construction.

City Hall will remain open and fully accessible throughout all phases of construction, with the exception of some brief periods. All life-safety code requirements will be maintained throughout construction.

Project Budget Estimate: \$1,500,000

References: Patriot Group Contractors, Inc. was pre-qualified as a finalist bidder based on (1) previous project experience, (2) experience of principals, (3) capacity to meet scheduling requirements, and (4) financial soundness. Staff checked references for the Patriot Group Contractors, Inc. and found the company to highly rated and experienced in this type of office building renovation project. Patriot Group Contractors, Inc. recently constructed the renovations and improvements to Elwood Smith Recreation Center.

PREPARED BY:

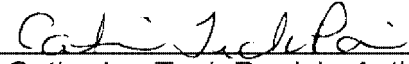

Burt Hall, Director of Recreation and Parks

10.26.04
Date

APPROVE:


Eileen Morris, Contract Officer

10-26-04
Date


Catherine Tuck Parrish, Acting City Manager

10/26/04
Date

LIST OF ATTACHMENTS:



MAYOR AND COUNCIL AGENDA

NO. 13C

DEPT.: Public Works / Administration

DATE: October 26, 2004

ACTION: Award Request for Energy Proposal (RFEP)
#4506100014 via Montgomery County.

TO: Amerada Hess Corporation
Woodbridge, New Jersey

Pepco Energy Services
San Antonio, Texas

AMOUNT: \$458,182.94
\$172,766.19, respectively

FOR: Electricity costs for the Water Treatment Plant,
the Avery Road Water Pump Facility, and
street lighting.

ACTION STATUS:

FOR THE MEETING OF: 11/1/04

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RECOMMENDATION:

On March 8, 2004, the Mayor and Council adopted a resolution authorizing the City of Rockville to participate in an aggregated, cooperative, competitive procurement of electrical supply. As a result of this process, staff recommends the award of the Request for Energy Proposal (RFEP) #4506100014 to Ameradas Hess Corporation in the amount of \$458,182.94 and to Pepco Energy Services in the amount of \$172,766.19 for energy costs at the Water Treatment Plant, the Avery Road Water Pump Facility, and street lighting.

IMPACT: ☐ Environmental ☒ Fiscal ☐ Neighborhood ☐ Other:

The City saved 15.9 percent below the current standard offer service (SOS) or a total of \$86,178.00 on the Sandy Landing and Avery Road accounts, and 2.8 percent below the current SOS or a total of \$4,977.57 on the three street lighting accounts. The combined savings to the City as a result of the cooperative bidding process was \$91,155.37.

BACKGROUND:

The purchase of electricity from a third party supplier became possible as a result of the Electric Customer and Competition Act of 1999. The act allowed for the competitive purchase of electricity beginning in July 2000. The act only allows for the competitive purchase of electricity. Transmission and other electric services continue to be provided by Pepco.

The Mayor and Council authorized the City's participation in the "Aggregated Group" via a resolution adopted on March 8, 2004. The Aggregated Group consists of Montgomery County, Maryland; Montgomery County Public Schools; Montgomery College; Washington Suburban Sanitary Commission (WSSC); Maryland – National Capital Park and Planning Commission; the Housing Opportunities Commission; and various other municipal bodies in the State of Maryland and the District of Columbia. The Aggregated Group's mission was to undertake the cooperative and competitive procurement of electric supply.

The City participated with the Aggregated Group for the purchase of electricity in 2000. That current contract expired June 2004. The Aggregated Group's energy consultant was Mondre Energy, Inc. Mondre Energy, Inc. assisted in the solicitation of the new contract, compiling and reviewing the electric use data for the bid package, and evaluating responses to the solicitation.

Four competitive bids for electricity supply were received on August 17, 2004 by Montgomery County on behalf of the 14 participants in the Aggregated Group, including Rockville. The Aggregated Group awarded a total of 61 accounts to two different electricity suppliers. All awarded accounts provided savings over the existing SOS. The combined savings to the Aggregated Group for these 61 accounts will be \$1,489,302 over the 17-month period of the contract. Thirty-one of the 61 accounts were for street lighting, which in the past, has been very difficult to achieve savings over the SOS.

Staff recommends that the Mayor and Council award: 1) \$458,182.94 to Amerada Hess Corporation of Woodbridge, New Jersey, for two Type 3 accounts (#273302601 and #280851481) for the Sandy Landing Water Treatment Plant and the Avery Road Water Pump Facility; and 2) \$172,766.19 to Pepco Energy Services of San Antonio, Texas, for three street lighting accounts (#201829290, #218303137, and #218303147).

The City saved 15.9 percent below the current SOS or a total of \$86,178.00 on the Sandy Landing and Avery Road accounts, and 2.8 percent below the current SOS or a total of \$4,977.57 on the three street lighting accounts. The combined savings to the City as a result of the cooperative bidding process was \$91,155.37. Overall, electricity costs are expected to go up; however, aggregation allows the City to go with lower rates.

Montgomery County will continue the bidding process through the Fall for the remaining accounts in the Aggregated Group. Historically, the electricity market tends to drop during the Fall. Therefore, multiple bid solicitations will continue in order to award as many of the remaining accounts as possible.

PREPARED BY: Susan Fournier

Susan Fournier, Public Works Administrator

10/26/2004

Date

CONCUR: 

Eileen Morris, Contracts Officer

10/26/2004
Date

APPROVE: 

Eugene H. Cranor, Director of Public Works

10/26/04
Date

APPROVE: 

Catherine Tuck Parrish, Acting City Manager

10/26/04
Date

LIST OF ATTACHMENTS:

None



MAYOR AND COUNCIL AGENDA

NO. 130

DEPT.: Public Works / John Scabis

DATE: October 26, 2004

ACTION: Award of Bid No. 12-05

TO: Environmental Quality Resources, L.L.C.

OF: Gaithersburg, Maryland

AMOUNT: \$1,481,600.57

FOR: Woottons Mill Park Upper and Middle Stream
Restoration

ACTION STATUS:

FOR THE MEETING OF: 11/1/04

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RECOMMENDATION:

Staff recommends the award of Bid No. 12-05 to Environmental Quality Resources, L.L.C. of Gaithersburg, Maryland in the amount of \$1,481,600.57 for Woottons Mill Park Upper and Middle Stream Restoration.

IMPACT: ☒ Environmental ☐ Fiscal ☒ Neighborhood ☐ Other:

This project was recommended in the Watts Branch Watershed Study. The project will reduce sediment loads in Watts Branch, stabilize the stream channel, increase aquatic habitat, protect trees, enhance the existing wetlands, and protect existing utilities.

The project will take place within the Woottons Mill Park. The existing trail system will remain open throughout construction. A private retaining wall located behind homes on Paulsboro Drive will be protected from further erosion by armoring the adjacent stream bank.

BACKGROUND:Bid Distribution:

Bids Mailed: 72

No. of Rockville Businesses: 5

No. of Bids Received: 4

Bid Results:

Environmental Quality Resources, L.L.C.	Gaithersburg, Maryland	\$1,481,600.57
Pickens and Sons, Inc.	Clarksville, Maryland	\$1,649,612.20
Meadville Land Service	Meadville, Pennsylvania	\$1,726,651.12
Highway Safety Service	Gaithersburg, Maryland	\$3,761,157.00

PROJECT DESCRIPTION:

This project combines the Woottons Mill Park Upper and Middle Stream Restoration CIP Projects. The project limits include all of the streams within Woottons Mill Park consisting of the main stem of Watts Branch from Watts Branch Parkway to Wootton Parkway and the Glenora Tributary from Hurley Avenue until it joins Watts Branch just below the Aintree Drive pond. Of the 6,700 linear feet of stream analyzed, about 4,000 linear feet of stream bank will receive stream bank restoration. This project was recommended in the Watts Branch Watershed Study.

The stream restoration will achieve the following:

- Minimize/control channel erosion (i.e., channel enlargement and down cutting)
- Reduce pollutant loadings from the eroding stream banks
- Enhance stream and forest habitat
- Protect existing utilities in and near streams from erosion damage
- Protect an existing private retaining wall from erosion damage
- Protect existing forest areas
- Protect and enhance existing wetlands
- Protect existing active recreational areas
- Control invasive vegetation and establish native plants
- Reforestation to meet forestry requirements and establish additional riparian buffer

Restoration techniques consist of channel realignment, stone toe protection, imbricated rip rap, log V-drops, rock vanes, j-hook vanes, rock cross vanes, coir fiber logs, coir fiber matting, and vegetative plantings.

The project is planned to start construction in January 2005 and be completed by February 2006. Due to state regulations for fish spawning, no in-stream work can be completed from March 1, 2005 to June 15, 2005. There is some work that can be completed for invasive vegetation control and wetland enhancement during this time frame. The construction sequence requires the contractor to complete the stream restoration adjacent to the Paulsboro Drive private retaining wall as the first restoration item.

PUBLIC OUTREACH:

There were several public meetings throughout the design process. A meeting was held on December 3, 2002 to present the concept plans (30 percent design). A follow-up stream walk was conducted on February 22, 2003. The 60 percent design plans were presented at public meeting on July 8, 2004. A stream walk was conducted October 9, 2004 and the bid plans and specifications

were presented as well. Since August 2004, there have been monthly memos to the City Manager detailing the progress and current schedule. This memo has been posted on the website, emailed to interested residents, and mailed to the communities adjacent to Woottons Mill Park.

FUNDING:

This bid award amount is below and within 10 percent of the engineer's estimate that was completed with the 90 percent design submission. However, the engineer's estimate used to complete FY 2005 budget was based upon the 50 percent design. Since that time, the design scope has been further refined and expanded in some areas. The realignment of 400 linear feet of stream just upstream of the Aintree Drive SWM Pond significantly increased the scope of work. The imbricated rip rap wall to protect the Paulsboro Drive retaining wall also was lengthened and raised in elevation. Additionally, the amount of excavated soil to be dug, moved within the site, and hauled off-site increased as the design was further refined.

The City has already received a \$100,000.00 grant from the Maryland Department of Natural Resources (DNR) from the Section 319 Non-point Source Program. In addition, a low-interest loan from the Maryland Department of the Environment (MDE) Water Quality Revolving Loan Fund will be used for the remainder of the contract amount. The Environmental Protection Agency (EPA) funds both the grant and the loan. The current funding level available in the two CIP accounts (330-850-2J59 and 330-850-2H59) totals approximately \$800,000.00, including the DNR \$100,000.00 grant. The additional \$700,000.00 in MDE Water Quality Revolving Loan funding will come before the Mayor and Council in December as part of the first budget amendment.

BID NOTES:

Environmental Quality Resources, L.L.C. is currently under contract with the City to complete the maintenance of the City's stormwater management facilities. Their work under this contract has demonstrated their abilities to complete construction work of this nature.

PREPARED BY: John Scabis

John Scabis, Civil Engineer II

10/26/2004

Date

CONCUR: Eileen Morris

Eileen Morris, Contracts Officer

10/26/04

Date

CONCUR: Susan T. Straus

Susan T. Straus, Chief Engineer/Environment

10/26/04

Date

APPROVE: Eugene H. Cranor

for Eugene H. Cranor, Director of Public Works

10/26/04

Date

APPROVE: Catherine Tuck Parrish

Catherine Tuck Parrish, Acting City Manager

10/26/04

Date

LIST OF ATTACHMENTS:

None